

## Jon Regala

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**From:** Jen Greene & Michele Sullivan [wickedicecream@yahoo.com]  
**Sent:** Tuesday, February 26, 2008 10:50 AM  
**To:** Jon Regala  
**Subject:** McLeod Project letter

**Follow Up Flag:** Follow up  
**Flag Status:** Red

I am the owner of the Ben & Jerry's on Lake Street, one of several small businesses that are most deeply affected by this project. My shop has been one of the lucky ones, in over 6 years we have seen countless (I actually stopped counting) businesses open their doors only to go out of business shortly thereafter. I can relate to those failed businesses because it is all too easy to fall for the "idea" of Kirkland, while it doesn't often translate to a bottom line. My "success" is built on 80 hour weeks and working every sunny day for the last 6 years, it did not come easily.

I support the development of the downtown core and can get behind a project that will increase downtown density, increase pedestrian shopping (I hope) and create more of a busy downtown feel, yet I worry about the future of my store and my livelihood. This puts me in a unique position, as I am not a casual observer, worried about my views or shadows cast over me while I walk my dog, I face an uncertain fate with this project and possibly dire effects on my finances. But despite this, I have come to be in favor of the McLeod project because of a visceral knowledge that can only come from the struggles of a small business owner who has seen the city speak of having business's best interests in mind, while making decisions to the contrary. Rents are far too high in downtown to sustain business, unless business rises to meet it; ie more lunch/day crowd, increased density, more foot traffic year round. Barring a complete failure of the downtown business core, this will either happen now, or later and it takes forethought to realize how much better this design will be for downtown compared with the other inevitable options we may see in the future if this design were to fail.

Kirkland talks about wanting to be partners with businesses and be business friendly, but no one seems to know what that means, let alone live those words. If this project fails, it will be all the proof I need (the Lake and Central failure was writing on the wall) that this is not a downtown that I want to be a part of, and that special interests have more pull than business owners. I desperately hope that this is not the case, and that I might look forward to prosperous years ahead.

Jen Greene  
Ben & Jerry's  
176 Lake Street S  
Kirkland, WA 98033  
425-576-1609  
wickedicecream@yahoo.com

## Jon Regala

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**From:** james hoff [jnlhoff@msn.com]  
**Sent:** Friday, February 22, 2008 10:35 PM  
**To:** Jon Regala  
**Subject:** McLeod Project  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

I want to suggest the approval of the McLeod project. I have met with one of the design review board members and looked at the elevations and artist renderings. The project looks great to me and to ask for more upper floor set back to improve the view up from the street no longer makes sense in terms of the view and cost return long range for the owner. I think this project will help to save the downtown and is a breath of fresh life compared to Merrill Gardens bank project. Further delay could result in the land being sold and more retirement housing for folks preparing to leave us which will not keep a vital downtown alive.

I would also suggest that the opposition who want a pedestrian friendly downtown focus their efforts on new and well maintained walk ways with out the bumps, cracks and other eye sore factors of the current funky area. A place that has appeal, parking, good walk surfaces and places to shop and relax might achieve the goal of a Ped. friendly downtown which current taxes don't seem to bring into reality from the city. The McLeod project seems to hit a very happy medium with private development funding the lions share of the expense. Sorry about the Portsmouth loss of some view on the North end, but they face the same result they created long ago with the very unappealing monolithic building they all bought into. Jim & Linda Hoff

## Jon Regala

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**From:** Joanne Wilson [zhaohanwilson@hotmail.com]  
**Sent:** Tuesday, February 19, 2008 4:31 PM  
**To:** Jon Regala  
**Subject:** please approve the McLeod Project  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hi Mr. Regala, as a long time resident of Kirkland, I have felt for a long time to write or participate in the discussion about downtown Kirkland development, but yet, failed to do so due to this or that other priorities in life. After reading the editorial piece on "Sun", I can't be silent any more.

I've lived in the Rose hill area for 3 year, then Juanita for 3 year and now West of Market for the past 4 years. So, I consider myself a long time Kirkland resident. As a small business owner myself, I am so symphatic about those downtown Kirkland store owners. I've seen them come and go. New stores open and close within a year. The empty streets after 7:30 PM for half of the year. Downtown Kirkland will not be a viberant loving place without a strong retail presence. The McLeod project sounds like a great solution to this problem.

I've read before in "the Kirkland Reporter" of all the critisims of the development of Kirkland. One of them, which I remember particularly is from a "long time resident" who "lives half of the time here in Kirkland and half of the time in Arizona", and of course, she is strongly against the development... What does she care? She doesn't even live here full time.

I live West of Market, but I don't shop in downtown Kirkland because there're simply not many choices.

But how I wish that there's a viberant downtown, where locals and office workers mingle together and locals and tourists shop and dine here.

The McLeod project sounds like a great idea and great opportunity for our city to grow into its next stage.

Please approve this project without further road blocks. We can't afford loosing this great opportunity.

Sincerely,

Joanne Wilson

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**Jon Regala**

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**From:** Joanne Wilson [littlebearllc@hotmail.com]  
**Sent:** Wednesday, February 20, 2008 11:27 AM  
**To:** Jon Regala  
**Subject:** Green light to McLeod Project  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

A friend of mine introduced me on the hotly debated Mcleard Project going on right now in Kirkland. I went on line and researched it and found a well of information about it. As a long time resident of Kirkland, I am excited about this project. Kirkland has a name for being quaint, but as a resident here, I feel the city is pretty "dead" most of the year after 7:00PM. It may be pretty dead during the day too since I do not work here during the day. Could this project bring in more choices for shopping and dining and some of those long wooed Yahoo, Google, Microsoft offices and employees? I do feel so.

I have read many "nay" sayer in "Kirkland Reporter" every time there's a potential for downtown Kirkland development. Is it because many people are like me, just haven't participated in this debate and discussion? And those who screamed are those that their water view will be blocked by the new buildings?

It is time for downtown Kirkland to have a facelift and this project appears to fit the bill.

Sincerely,

Julie Chen

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Need to know the score, the latest news, or you need your Hotmail®-get your "fix". [Check it out.](#)

## Jon Regala

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**From:** PJHJ3@aol.com  
**Sent:** Tuesday, February 19, 2008 11:58 AM  
**To:** Jon Regala  
**Subject:** Kirkland Project  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

To Whom it May Concern,

I support the well written article in the Eastside Sun this month. Thank goodness for Mr. McLeod! I have been a resident for 20 years and currently working in downtown Kirkland. Clearly he has best intentions for the success and future of this great town.

Thank you,

Perri Delaney

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Delicious ideas to please the pickiest eaters. [Watch the video on AOL Living.](#)

## Jon Regala

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**From:** Janet Jonson  
**Sent:** Tuesday, February 26, 2008 9:12 AM  
**To:** Eric Shields; Jeremy McMahan; Janice Soloff; Angela Ruggeri; Jon Regala  
**Subject:** FW: Proposed downtown buildings  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

**From:** Shirley Posey [mailto:sposey412@verizon.net]  
**Sent:** Monday, February 25, 2008 5:00 PM  
**To:** KirklandCouncil  
**Subject:** Proposed downtown buildings

I have been reading about the proposed high rise buildings in downtown Kirkland and Parkplace and would like to voice my concern.

I have lived in Kirkland Wa. for 47 years. I fell in love with this city when I first saw it. I loved the small town atmosphere and the friendly concerned and caring people. The "City Fathers" at that time went to great lengths to keep it from being overrun with high rise business's and apartment buildings. The waterfront beaches were just that, waterfront beaches. There were no high rise condos or apartments. That of course eventually changed, mostly during the "70's". That was of great concern to many people, particularly those who had views.

One of the better changes I had the privilege of seeing while residing in Kirkland, was the construction of the road coming into Kirkland, which is now 85th St. It has one the most spectacular breathtaking views I have ever seen. After you exit 405 and come to the first light, there before you lies a picture perfect scene. You see our beautiful downtown Kirkland surrounded by Lake Washington, a view of Seattle, the Olympics, and beautiful skyline.

I marvel at the beauty of it everytime I see it. I can't even imagine how anyone could think differently and want to change something so beautiful.

I was disappointed when they planted high growing trees along the railings on both sides, because that already cut off some of the view, especially in the summer. I realize it may have been necessary for lower maintenance and absorption of water. I am not sure what the purpose was, However I believe a low growing bush would have served this purpose as well. That only upset me a little. Now I am reading of the development of high rise buildings in downtown Kirkland and Parkplace. That upsets me a lot.

I take great pride in living in Kirkland and two of the main reasons are:

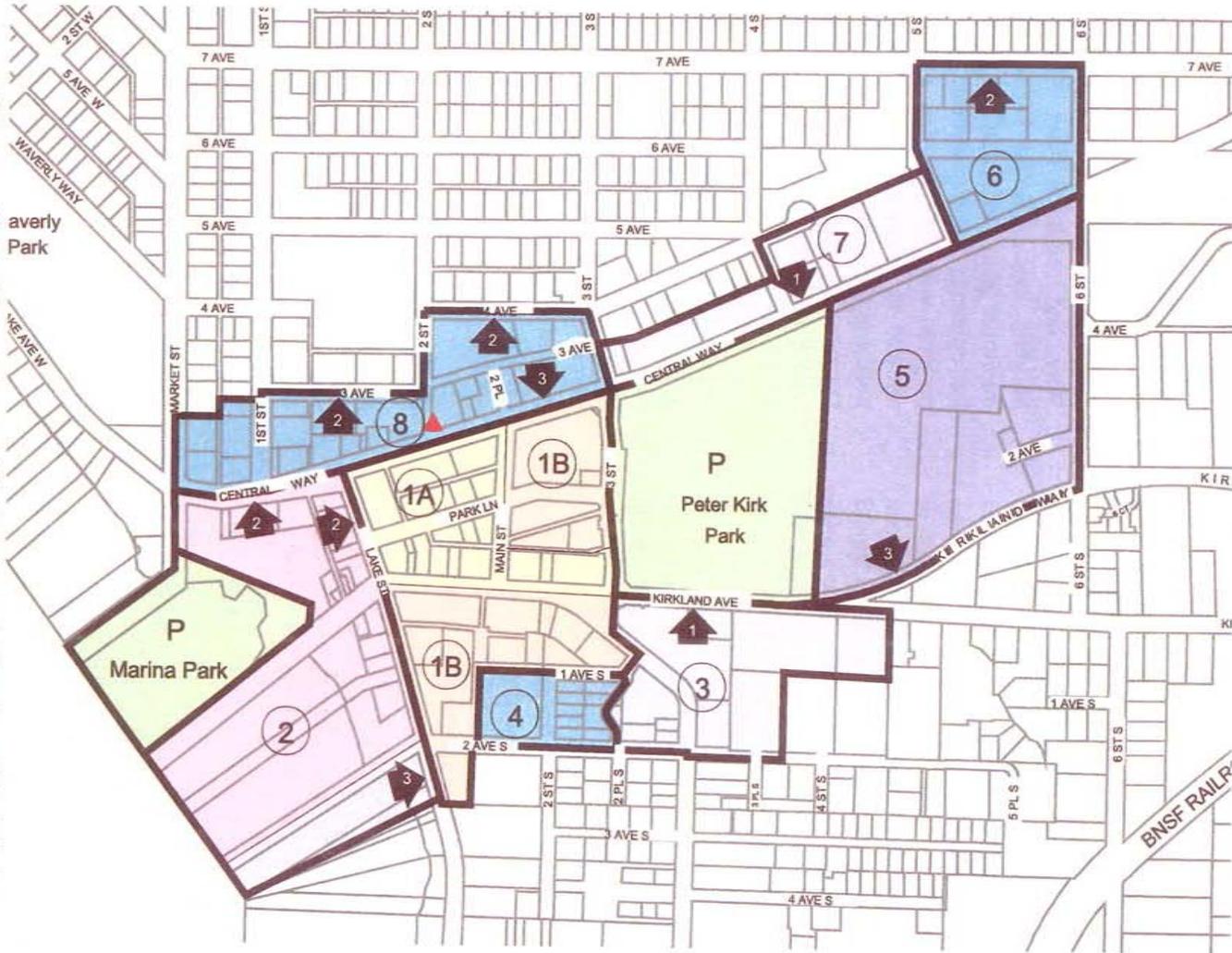
1. The wonderful small town atmosphere and
2. The beautiful scenery not only coming into Kirkland, but everywhere in Kirkland.

I consider myself to be someone who is generally able to accept changes;However, the proposed high rise buildings in and near downtown Kirkland is one I have great difficulty accepting.

Please do not destroy our city by allowing high rise buildings to take over our beautiful views. We have enough 4,000 square foot homes with no yards, sometimes just blacktop, that have already spoiled the look of our city. Where and when will it end?

Sincerely,  
Shirley Posey  
405-13th Ave.  
Kirkland, Wa. 98033  
(425) 822-8688

Figure C-5: Downtown Height and Design Districts



- Maximum Number of Stories**  
(See Text for Specific Allowances)
- 1-2
  - \* 1A 2-3 Discretionary Approval for Heights over 2 Stories
  - \* 1B 2-4 Discretionary Approval for Heights over 2 Stories
  - 3
  - 3-5 Discretionary Approval for Heights over 2 Stories
  - 4
  - ▲ # of stories on street (height steps up from street)
  - # Design District
  - ▲ Height Measured Relative to Slope
  - \* One Additional Story Allowed for Upper Story Residential



## **DESIGN GUIDELINES FOR PEDESTRIAN ORIENTED BUSINESS DISTRICTS**

*Summary of applicable design guidelines for the McLeod Mixed Use Project  
118 Lake Street South*

### **Pedestrian Oriented Elements**

A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10' and 18'. New buildings on pedestrian-oriented streets should be set back a sufficient distance to provide at least 10' of sidewalk. If outdoor dining, seating, vending, or displays are desired, an additional setback is necessary.

Street elements trees, parking meters, signs should be organized in the curb zone to reduce congestion. During busy periods, pedestrians may use the curb zone for walking. Where pedestrian traffic is the heaviest, sidewalk bulbs can be constructed to accommodate bike racks, waste receptacles, and newspaper racks. Corner bulbs also increase pedestrian visibility.

New buildings should be set back a sufficient distance from the front property line a minimum of 10' to allow enough room for pedestrian movement. Wider setbacks should be considered to accommodate other sidewalk uses that would benefit their businesses and the pedestrian environment. Lighting and special paving of the storefront activity zone are also beneficial.

Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks. A variety of styles and colors should be encouraged on pedestrian-oriented streets, and a more continuous, uniform style encouraged for large developments on entry arterial streets.

All building fronts should have pedestrian-friendly features as listed above.

All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.

All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.

Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

Commercial developments should have well defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.

Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

### **Public Improvements and Site Features**

Design all major pedestrian pathways to be at least 8' wide. Other pathways with less activity can be 6' wide.

The City should prepare a comprehensive street tree planting plan recommending species and generalized locations.

Kirkland should continue its tradition of encouraging public art pieces.

### **Parking Lot Location and Design**

Minimize the number of driveways by restricting curb cuts and by encouraging property and business owners to combine parking lot entrances and coordinate parking areas. Encourage side and rear yard parking areas by restricting parking in front yards. Require extensive screening where there is front yard parking.

Parking lot design should be clear and well organized. Space should be provided for pedestrians to walk safely in all parking lots.

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations. On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale.

### **Scale**

Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes.

Breaking larger window areas into smaller units to achieve a more intimate scale is most important in Design Districts 1, 2, 4, 8, and the southwest portion of 3 where new buildings should fit with older structures that have traditional-styled windows.

Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.

Ornament and applied art should be integrated with the structures and the site environment and not haphazardly applied. Significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas.

### **Building Material, Color, and Detail**

A variety of colors should be used in Kirkland. By no means should design be limited by overly-restrictive guidelines dictating color use. Based on Kirkland's existing color scheme, the following general guidelines can prevent garish, incongruous colors from being inappropriately applied or juxtaposed to more subdued earth tones and colors. □ Where appropriate, use the natural colors of materials such as brick, stone, tile, and stained wood (painted wood is acceptable).

- Use only high-quality coatings for concrete.
- Emphasize earth tones or subdued colors such as barn red and blue-gray for building walls and large surfaces.
- Reserve bright colors for trim or accents.
- Emphasize dark, saturated colors for awnings, and avoid garish and light colors that show dirt.
- Avoid highly-tinted or mirrored glass (except stained-glass windows).
- Consider the color of neighboring buildings when selecting colors for new buildings.

Color schemes should adhere to the guidelines enumerated above. The use of a range of colors compatible within a coordinated color scheme should be encouraged.

Property owners and developers should be encouraged to architecturally enhance building corners.

### **Signs**

- All signs should be building-mounted or below 12' in height if ground mounted. Maximum height is measured from the top of the sign to the ground plane.
- No off-premises commercial signs, except public directional signs, should be permitted. No billboards should be permitted.

- Signs for individual parking stalls should be discouraged. If necessary, they should not be higher than necessary to be seen above bumpers. Parking lot signs should be limited to one sign per entrance and should not extend more than 12' above the ground.
- Neon signs, sculptural signs, and signs incorporating artwork are encouraged.
- Signs that are integrated with a building's architecture are encouraged.
- Shingle signs and blade signs hung from canopies or from building facades are encouraged.
- Traditional signs such as barber poles are encouraged.